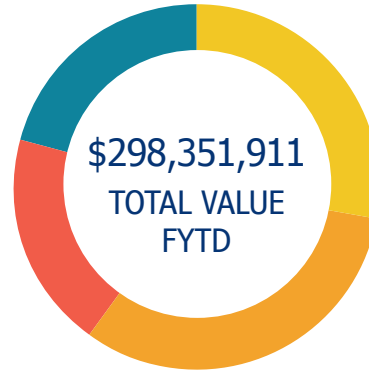


## Insights

Although it's the holiday season, Columbia and the Midlands show no sign of slowing down. Year-over-year, our permitting numbers are comparable to those last fiscal year to date.

We are, however, noticing an uptick in planning efforts and public meetings throughout the region - with Richland County kicking off their ten-year update to their comprehensive plan, a series of planning efforts regarding regional transportation issues, and more (see page 5 for updates). As we head into the holiday season, we'll be taking time to celebrate, too - stay tuned next month for a recap of the ribbon cutting press conference for the buffered bike lanes along River Drive.



### FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION  
420 permits, \$83,084,000
- MULTI-FAMILY NEW CONSTRUCTION  
23 permits, \$96,159,982 (692 units)
- COMMERCIAL  
156 permits, \$57,504,299
- TRADES/OTHER  
1,268 permits, \$61,603,631

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in November

PRE-DEVELOPMENT MEETINGS

11

ANNEXATION REQUESTS

0

ZONING CONFIRMATIONS

95

Meetings to discuss development proposals prior to formal plan/permit submittal

Property owner petitions for annexation into the City

Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2024-2025 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

NOVEMBER 2024

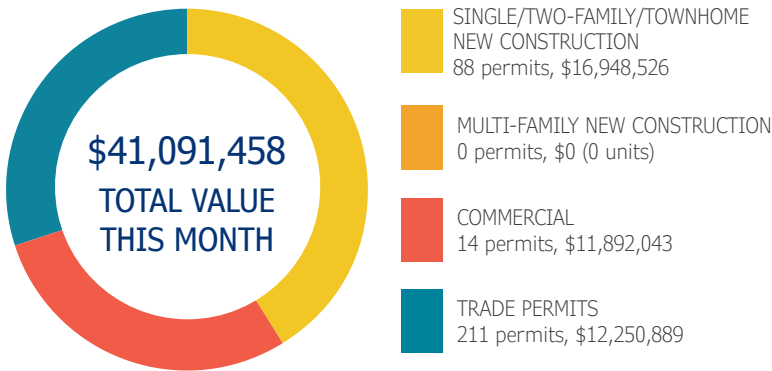
	CONSENT AGENDA	REGULAR AGENDA
Board of Zoning Appeals (BoZA)	5 CASES / 83%	1 CASE / 17%
Design/Development Review Commission (D/DRC)	5 CASES / 71%	2 CASES / 29%
Planning Commission (PC)	5 CASES / 83%	1 CASES / 17%

## Under Construction

Permits Issued in November

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED IN NOVEMBER



\*Values rounded to the nearest whole number.

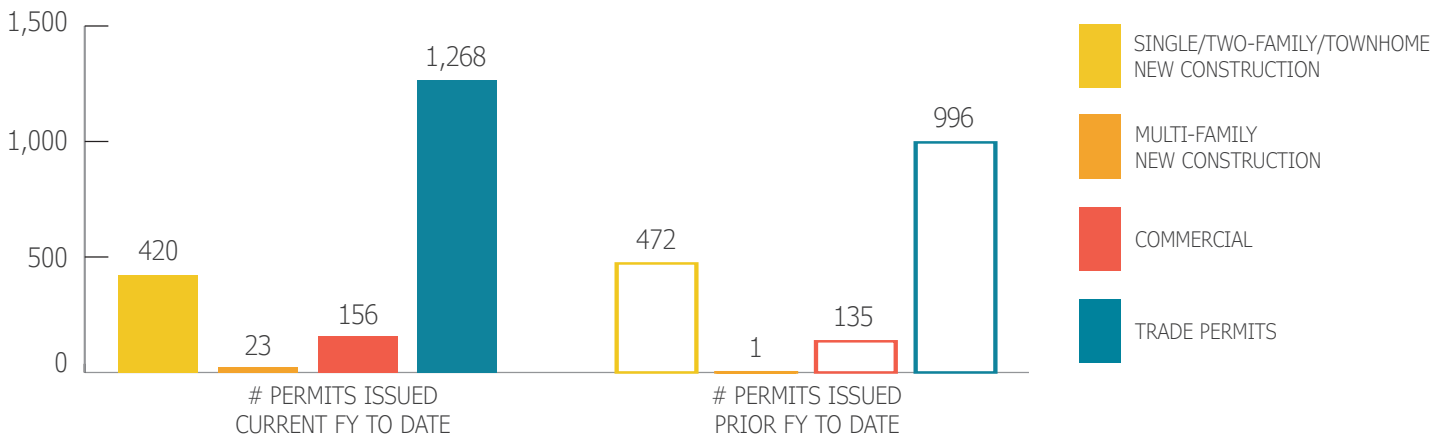
## Generator Safety

With the number of whole-house generator permits on the rise, and winter weather around the corner, it's important to take steps to ensure safe generator use.

Whole-house generators must be permitted and installed by a licensed electrician. A transfer switch should be installed to prevent "backfeeding", which could energize power lines while linemen are working on them.

If you're using a portable generator:

- » Apply the 20-20-20 rule: 20' from your home, 20 minutes of cool down before refueling, and spend \$20 on a carbon monoxide detector.
- » Follow the manufacturer's instructions to ensure your generator is properly grounded.
- » Plug appliances directly into the generator, not an outlet.



## DESIGN REVIEW

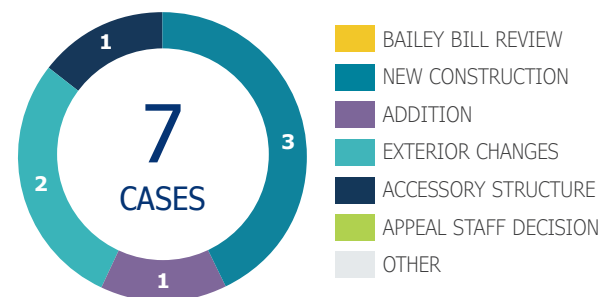
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

All applications for the Bailey Bill tax abatement program must be reviewed by the D/DRC per ordinance; you can learn more about the Bailey Bill and other preservation incentives [here](#).



## COMMON D/DRC REQUESTS

CASES HEARD IN NOVEMBER



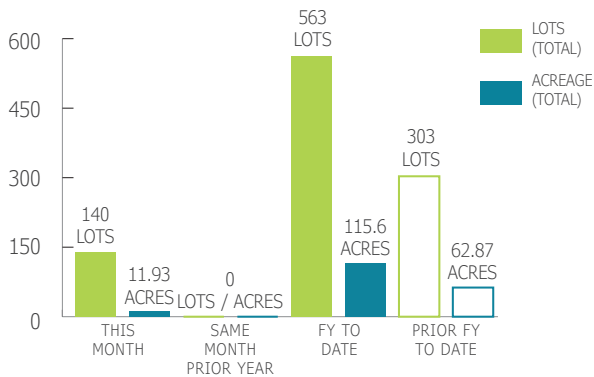
# Under Construction

## Land Development Reviews

Approval for Major Subdivisions and Major Site Plans is granted at the Planning Commission level, whereas Minor Subdivisions and Minor Site Plans are reviewed solely by staff for compliance with the Unified Development Ordinance (UDO). **Major Subdivisions** are subdivisions of lots where platting, construction, opening, or extension of at least one of the following occurs: new streets, improvement of existing streets, water or sewer facilities, storm drainage facilities, and other utilities. **Major Site Plans** propose at least one of the following: nonresidential development of 100,000 square feet or greater, multi-family development of more than 25 units, or the development of new principal uses and structures on a lot.

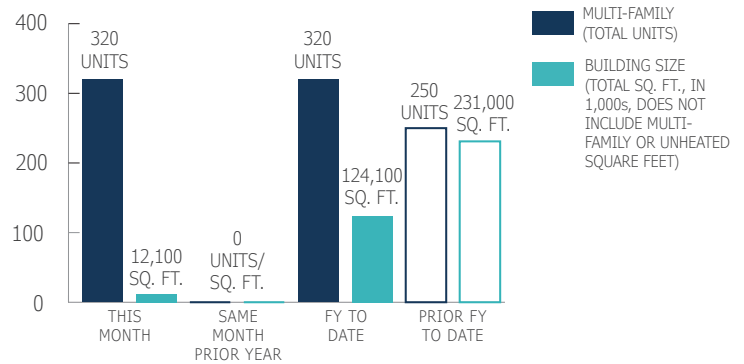
### MAJOR SUBDIVISIONS

APPROVED BY PC



### MAJOR SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - NOVEMBER 2024

<h1>1</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>2</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>9</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>0</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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# Ensuring Compliance

Inspection & Enforcement Activities in November

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>66</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,413</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>5</h1>	<p>ZONING SITE VISITS</p> <h1>66</h1>
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# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	20
Commercial Building	14
Commercial Building Trade - Electrical	44
Commercial Building Trade - Gas	3
Commercial Building Trade - Mechanical	21
Commercial Building Trade - Plumbing	29
Commercial Roofing	6
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	0
Demolition (Residential)	3
Fire Alarm System	9
Fire Extinguishing System	1
Fire Sprinkler System	5
Land Disturbance	0
Oversized Moving	1
Prescribed Grazing	0
Residential Building	159
Residential Building Trade - Electrical	44
Residential Building Trade - Gas	15
Residential Building Trade - Mechanical	37
Residential Building Trade - Plumbing	18
Residential Roofing	62
Sign	15
Swimming Pool	4
Urban Forestry	0
Zoning Permit *	34
Zoning Temporary	5
Zoning Wireless Communication Facility	0
<b>Total Permits</b>	<b>549</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	86	88	412	464
Residential Building Two Family	2	0	8	8
Residential Building Renovation	68	56	461	349
Commercial Building New	1	5	45	18
Commercial Building Renovation	13	19	129	110
Swimming Pools	4	2	21	21
Demolition	3	1	14	38
Zoning Permits	34	47	184	155
Total Value of Buildings	\$48,458,846.52	\$47,158,590.06	\$423,581,225.12	\$431,176,796.67
Total Building Inspections Made	1,413	1,668	7,759	7,870
Total Fees Collected **	\$152,021.50	\$170,970.95	\$1,116,944.90	\$1,090,838.45
Plan Reviews	134	118	657	646
Fees Collected Plan Review	\$4,405.50	\$4,546.75	\$23,538.90	\$22,310.25

\* Zoning Permits are combined with Building Permits. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)

\*\* Totals provided are specific to Planning & Development Services fees only; other fees that are collected by the Development Center as part of the permitting process, such as business license or land disturbance permit fees, are not included in the above totals.

## SCDOT to host Assembly Street Railroad Separation Project public meeting



SCDOT is hosting a public information meeting to discuss the Assembly Street Railroad Separation Project on Wednesday, December 11, from 5:00 - 7:00PM at 701 Whaley.

The meeting will be a drop-in format, with displays and the ability for members of the public

to provide written comments. For more information about the project, visit [the SCDOT project website](#).

## FHWA Newsletter Features Innovista Master Plan

The Federal Highways Administration (FHWA) recently reached out to Planning & Development Services with an ask to highlight a multimodal transportation success story, and our Planning Administrator, Lucinda Statler, took the opportunity to highlight one of Columbia's most transformed corridors.

You can check out her published article, titled "Riverfront Connectivity Drives Columbia Multimodal Plans", in [the Summer 2024 edition of FHWA's Fostering Multimodal Connectivity Newsletter](#). The article highlights how a robust public planning effort helped catalyze stakeholder action and investment, resulting in the revitalization of an area of downtown through redevelopment and - most importantly for this article - substantial investment in multimodal infrastructure.

## Richland County is updating its comprehensive plan!

Through a planning process that will take approximately 10 months, the County will prepare a ten-year update to its comprehensive plan with input from all who participate. The

resulting plan will provide a consistent framework for making decisions about future development and conservation.

The County is hosting its first public forum on December 16th at Richland Library Main from 5-7 PM, and an online survey will be open through January 3rd. Learn more by visiting their [website](#).

## Community Development to host Consolidated Plan meetings in December

This plan guides the City's Community Development strategy, by identifying Priority Needs through a thorough assessment of the City's demographics, impediments to fair housing, market analysis and citizen input. As part of the Citizen Input process, Community Development will hold [one input meeting in each City Council District](#). You can also provide input online via the [Community Survey](#).

## Provide your feedback on how best to alleviate traffic congestion in the Midlands!

While some traffic congestion can contribute to greenhouse gas emissions (think highway gridlock), other forms of perceived congestion - slower traffic in urban cores - can actually reduce emissions and increase safety for our more vulnerable + lower emitting users - bicyclists, pedestrians and transit riders.

Take a few minutes to provide your feedback on the initial recommendations of this regional planning effort; the Central Midlands Council of Governments (CMCOG) is soliciting public input [through December 31, 2024 via an online survey](#).



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